

063.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

966,400 / 966,400

USE VALUE:

966,400 / 966,400

ASSESSED:

966,400 / 966,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RUSSELL ST, ARLINGTON

OWNERSHIPUnit #:

Owner 1: CANTAGALLO LISA M	
Owner 2: ADAMS KENNETH J III	
Owner 3:	

Street 1: 15 RUSSELL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WANG YI -

Owner 2: -

Street 1: 15 RUSSELL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,699 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1873, having primarily Aluminum Exterior and 2650 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9699		Sq. Ft.	Site		0	70.	0.73	11									497,676						497,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9699.000		467,700		1,000		497,700		966,400							
Total Card							0.223		467,700		1,000		497,700		966,400		Entered Lot Size					
Total Parcel							0.223		467,700		1,000		497,700		966,400		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
063.0-0004-0009.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	467,700	1000	9,699.	497,700	966,400	966,400
2019	101	FV	362,200	0	9,699.	497,700	859,900	859,900
2018	101	FV	362,200	0	9,699.	334,200	696,400	696,400
2017	101	FV	362,200	0	9,699.	319,900	682,100	682,100
2016	101	FV	362,200	0	9,699.	291,500	653,700	653,700
2015	101	FV	341,500	0	9,699.	234,600	576,100	576,100
2014	101	FV	341,500	0	9,699.	209,700	551,200	551,200
2013	101	FV	341,500	0	9,699.	199,100	540,600	540,600

Parcel ID

063.0-0004-0009.0

Notes

Date

Year End Roll

12/18/2019

PRINT

Date

Time

12/10/20

20:23:40

LAST REV

Date

Time

11/22/19

08:26:02

jorourke

5511

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<div data-bbox="750

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath	Rating:	A Bath:	Rating:														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	3/4 Bath: 2	Rating: Good	A 3QBth:	Rating:														
			%	1/2 Bath:	Rating:	A HBth:	Rating:														
				OthrFix:	Rating:																
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1													
Grade: C+ - Average (+)	Year Blt: 1873	Eff Yr Blt:		Kits: 1	Rating: Very Good	A Kits:	Rating:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Alt LUC:		Alt %:		Fpl:	Rating:																
Jurisdct: G12		Fact: .		WSFlue:	Rating:																
Const Mod:				CONDOS INFORMATION				Other													
Lump Sum Adj:								Upper													
INTERIOR INFORMATION				DEPRECIATION				Lvl 2													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: GV - Good-VG	10.	Functional:	%	Totals	RMS: 7	BRs: 4	Baths:	HB									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Economic:	%	Exterior:	No Unit														
				Special:	%	Interior:	RMS														
				Override:	%	Additions:	BRs														
				Total: 10.8 %		Kitchen:	FL														
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:		CALC SUMMARY		Baths:															
				Basic \$ / SQ: 125.00		Plumbing:															
				Size Adj.: 1.07287550		Electric:															
				Const Adj.: 0.99989998		Heating:															
				Adj \$ / SQ: 134.096		General:															
				Other Features: 77429		Totals	1	7	4												
				Grade Factor: 1.10																	
				NBHD Inf: 1.00000000																	
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 524330																	
				Depreciation: 56628																	
				Depreciated Total: 467702																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 063.0-0004-0009.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y	1	18X21	A	AV	2000		3.24	T	15.2	101			1,000		1,000			
More: N	Total Yard Items:	1,000		Total Special Features:			Total:	1,000													